



Planning & Zoning Board

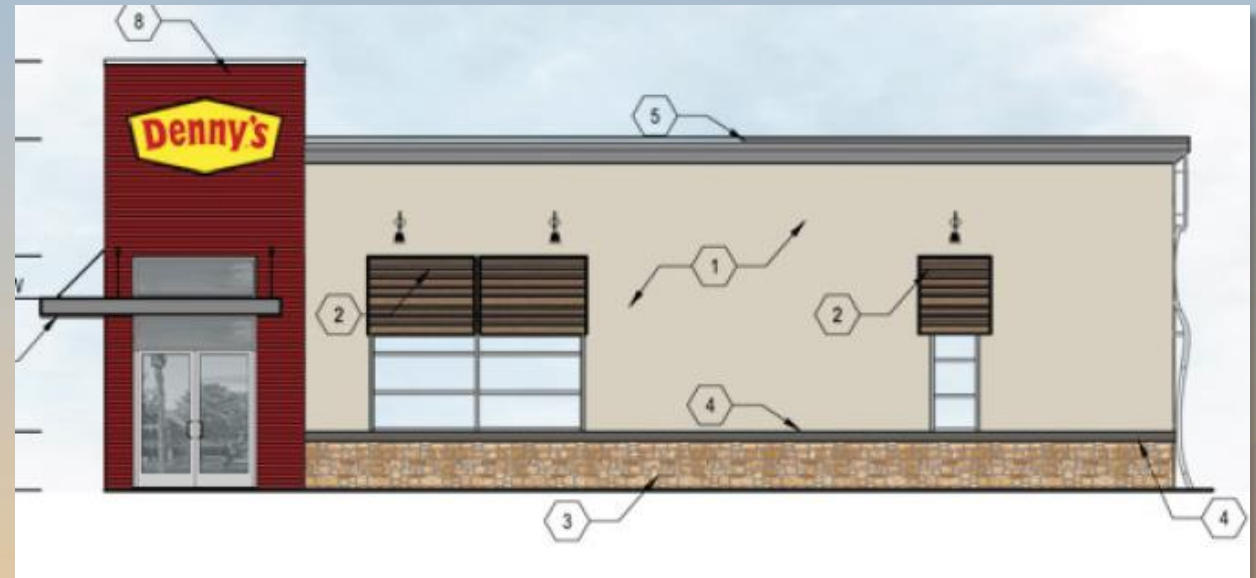


ZON22-00680



Request

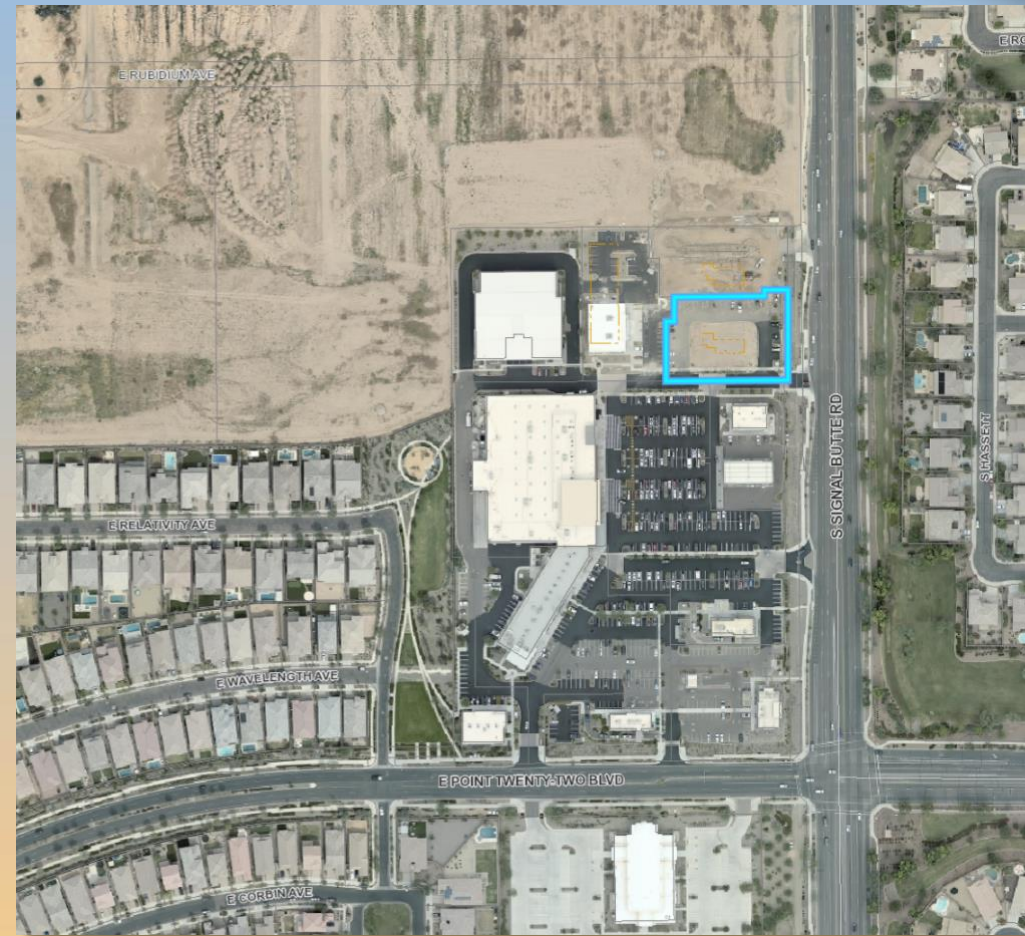
- Site Plan
- To allow for a restaurant





Location

- North of Point Twenty-Two Blvd.
- West of Signal Butte Rd.

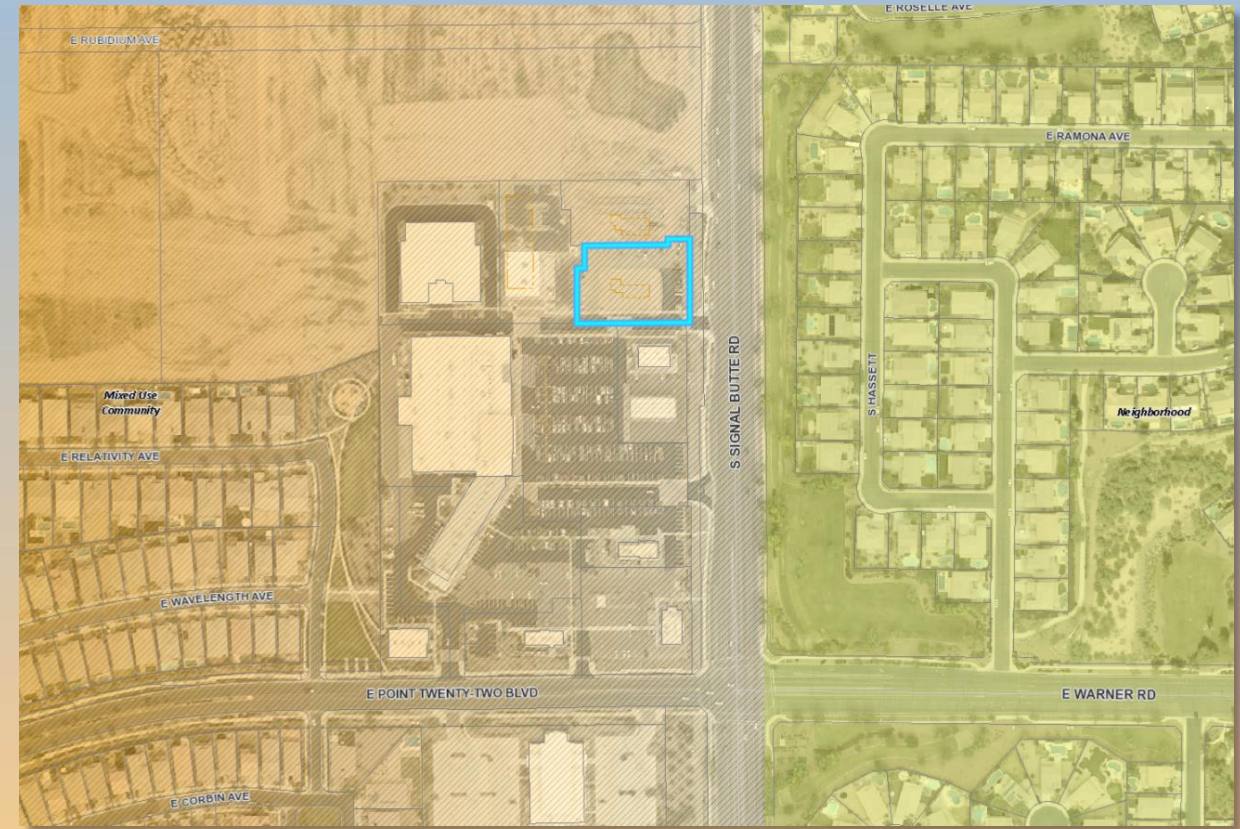




General Plan

Mixed Use Community/Gateway Strategic Development Plan

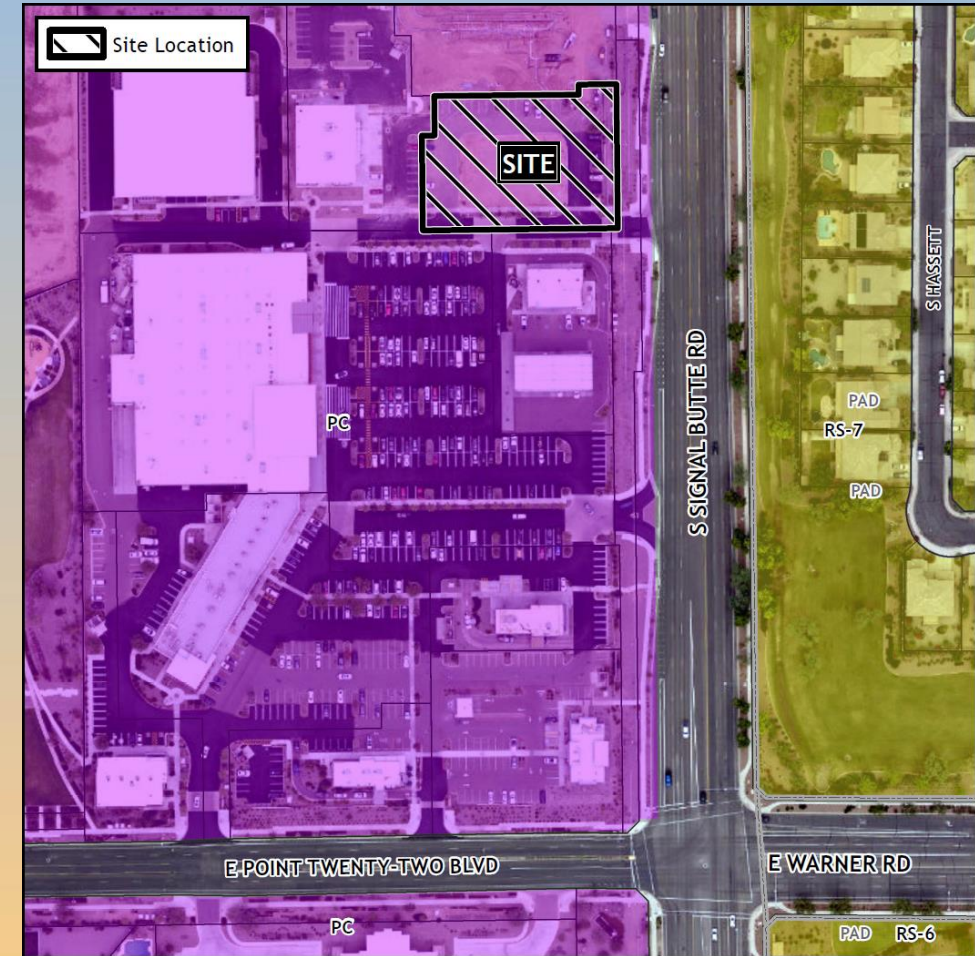
- Wide range of uses
- Live/work/play





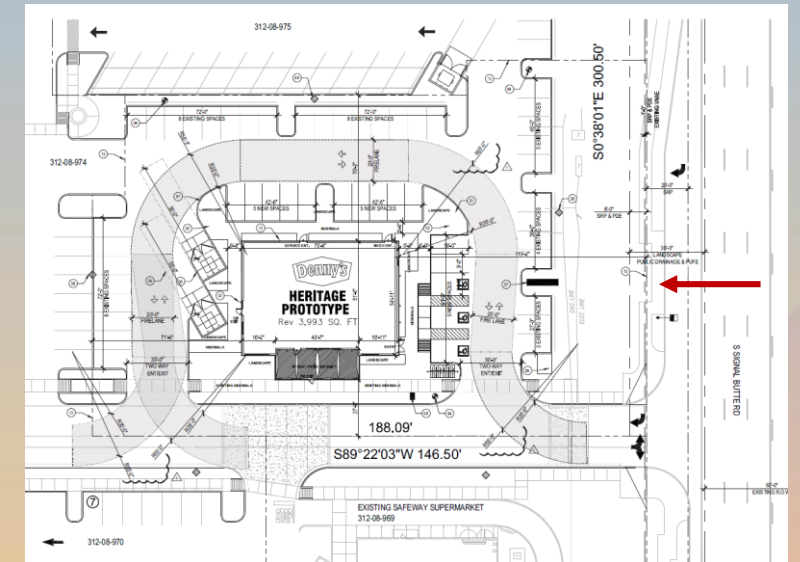
Zoning

- Planned Community (PC) with an approved Community Plan (CP)
- Development Unit Plan for DU5/6S of the Eastmark (Mesa Proving Grounds) Community Plan
- Land Use Group (LUG) identifies as District (LUG D)





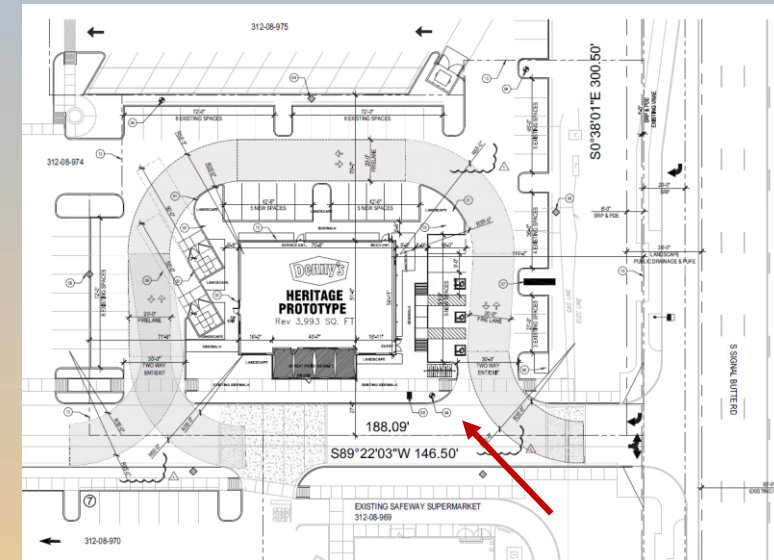
Site Photos



Looking west towards the site



Site Photos

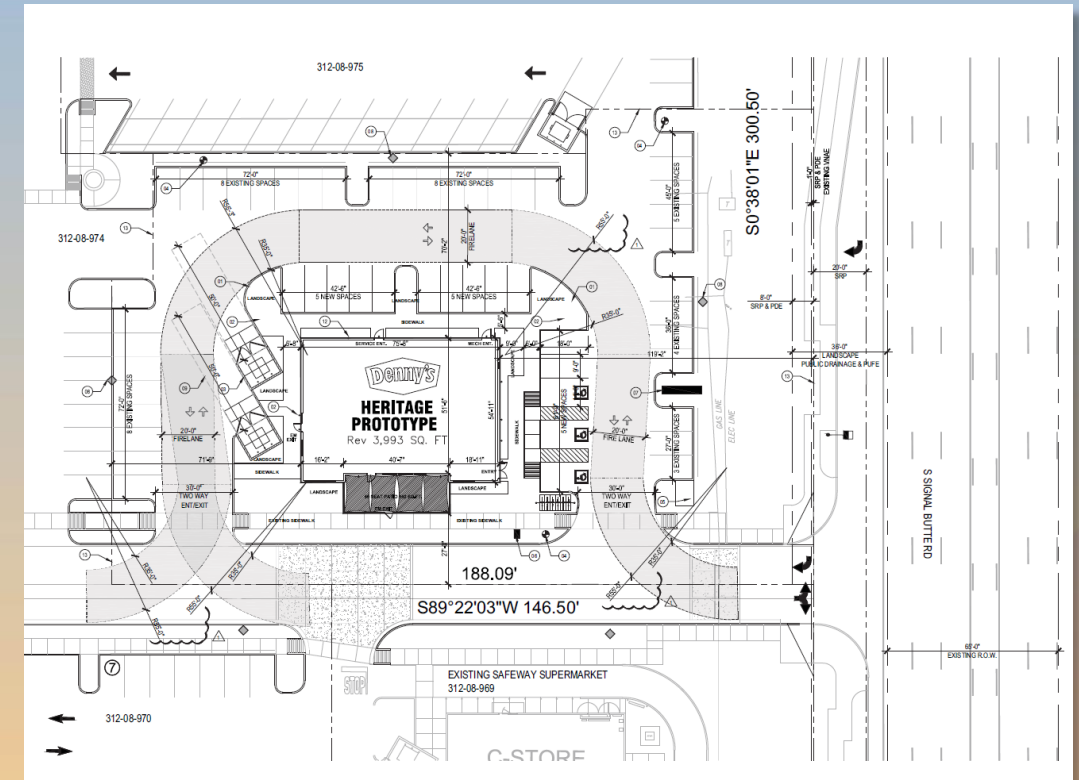


Looking northwest towards the site



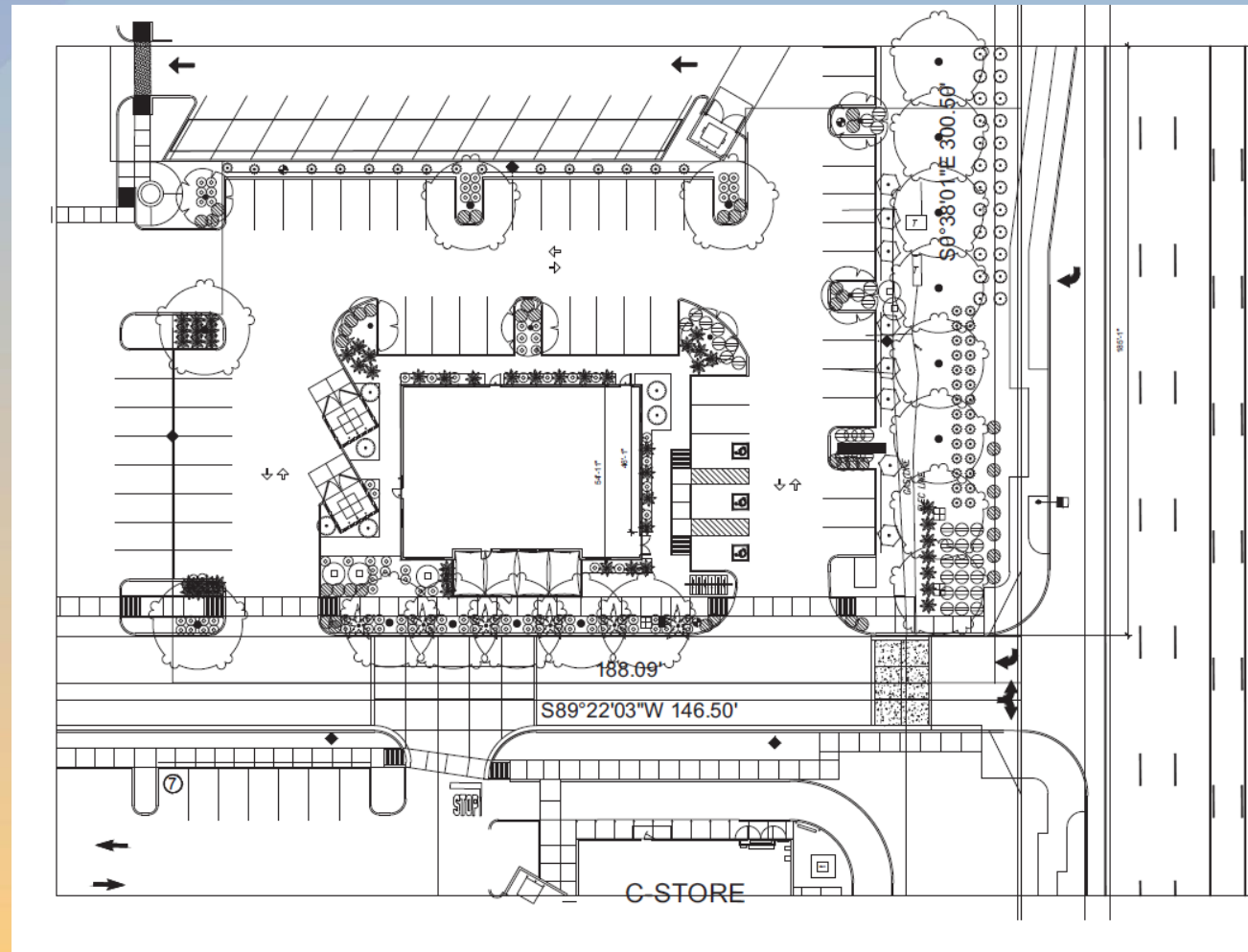
Site Plan














- Restaurant in existing Group Commercial
- 3,993± total sq. ft.
- 5 access points





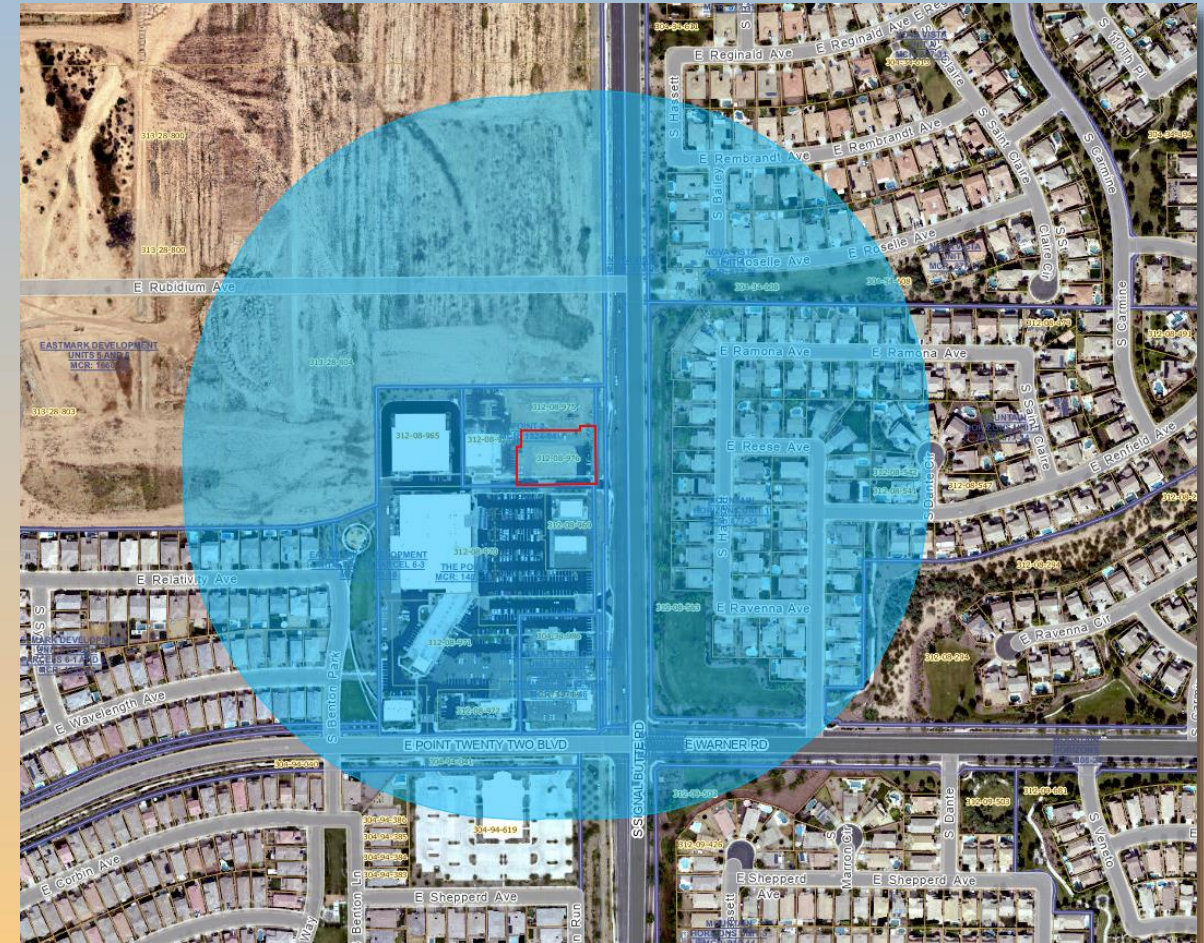
Landscape Plan



PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Acacia anaura</i> Mulga	24" Box	6
	<i>Protia x 'Red Rush'</i> Protia	24" Box	17
	<i>Washingtonia filifera</i> California Fan Palm	24" Box	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	<i>Callistemon viminalis</i> 'Little John' Little John Weeping Bottlebrush	5 gal.	104
	<i>Drosera viscosa</i> 'Green' Green Hopped Bush	5 gal.	5
	<i>Ericameria laticollis</i> 'Aguiro' TM Aguiro Turpentine Bush	5 gal.	24
	<i>Hesperaloe parviflora</i> 'Perpetua' TM Brakebush Red Yucca	5 gal.	52
	<i>Lantana x 'New Gold'</i> New Gold Lantana	1 gal.	44
	<i>Rosemarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary	1 gal.	40
	<i>Rhus glabra</i> 'Savannah' Finchcracker Plant	5 gal.	44
	<i>Scaevola taccada</i> Agave	5 gal.	8
	<i>Tecoma x 'Orange Jubilee'</i> Orange Jubilee Yellow Bell	5 gal.	6
REFERENCE NOTES SCHEDULE			
SYMBOL	BOOK DESCRIPTION		
	K-101	On-site DG is 3/4\"	



- Notified property owners within 1,000', HOAs and registered neighborhoods
- No comments received





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Eastmark Community Plan
- ✓ Development Unit Plan for 5/6 South
- ✓ Criteria in Section 6.1 of the Eastmark Community Plan for Site Plan Review

Staff recommends Approval with Conditions



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